

**HARMONY COMMUNITY  
DEVELOPMENT DISTRICT**

**FEBRUARY 25, 2010**

**AGENDA PACKAGE**

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# Harmony Community Development District

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Severn Trent Services, Management Services Division

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February 18, 2010

Board of Supervisors  
Harmony Community Development District

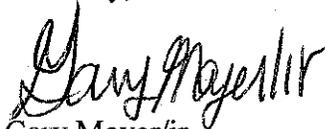
Dear Board Members:

The regular meeting of the Board of Supervisors of the Harmony Community Development District will be held on **Thursday, February 25, 2010 at 6:00 P.M.** at Harmony/Greensides, 7251 Five Oaks Drive, Harmony, Florida. Following is the advance agenda for the meeting.

1. **Roll Call**
2. **Approval of the Minutes of the January 28, 2010 Meeting**
3. **Subcontractor Reports**
  - A. Landscaping – Luke Brothers
  - B. Aquatic Plant Maintenance – Bio Tech
  - C. Dockmaster
4. **District Manager's Report**
  - A. January 2010 Financial Statements
  - B. Invoice Approval #118 and Check Run Summary
  - C. Public Comments/Complaints
5. **Staff Reports**
  - A. Attorney
  - B. Engineer
  - C. Field Manager
  - D. Developer
6. **Supervisor Requests**
7. **Audience Comments**
8. **Adjournment**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Gary Moyer/ir  
District Manager

# Minutes

# MINUTES OF MEETING

## HARMONY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Harmony Community Development District was held on Thursday, January 28, 2010 at 9:00 A.M. at 7251 Five Oaks Drive, Harmony, Florida.

Present and constituting a quorum were:

Robert D. Evans	Chairman
Nancy Snyder ( <i>by phone</i> )	Vice Chairman
Steve Berube	Supervisor
Kerul Kassel	Supervisor
Mark LeMenager	Supervisor

Also present were:

Gary L. Moyer	Manager: Moyer Management Group
Tim Qualls	Attorney: Young vanAssenderp, P.A.
Steve Boyd	Engineer: Woolpert
Brenda Burgess	Moyer Management Group
Thomas Belieff	Dockmaster
Greg Golgowski	Harmony Development Company
Todd Haskett	Harmony Development Company
Shad Tome	Harmony Development Company
Jason Shafer	Luke Brothers
Danny Gough	Bio-Tech Consulting
Residents and members of the public	

### FIRST ORDER OF BUSINESS

#### Roll Call

Mr. Evans called the meeting to order at 9:00 A.M.

Mr. Evans called the roll and stated a quorum was present for the meeting.

### SECOND ORDER OF BUSINESS

#### Approval of the Minutes of the December 17, 2009, Meeting

Mr. Evans reviewed the minutes of the December 17, 2009, regular meeting, and asked for any additions, correction, or deletions.

On MOTION by Ms. Kassel seconded by Mr. LeMenager with all in favor, approval was given to the minutes of the December 17, 2009 regular meeting.

### THIRD ORDER OF BUSINESS

#### District Manager's Report

##### A. Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. LeMenager stated I noticed that we are well over what we expect to collect from the County for our maintenance assessments and I think this is a very positive thing. With respect to the amount we set aside for first quarter operating expenses, is this unusual or the result of some efficiencies on the part of the County?

Mr. Moyer stated it is tied to when people pay their real estate tax bills, since our non-ad valorem assessments are placed on the tax bills. That happens between December 1 and March 31. Even though we prorate over a 12-month period what we expect to collect, the reality is we anticipate collecting it over four months. The amounts shown through December 31 probably represent people who have mortgages on their homes because the mortgage companies will pay at the earliest available time to take advantage of the 4% discount. That is why there is a positive variance of roughly 46%. Based on last year, I anticipate we will receive all of it, but it is a timing issue of when people pay their taxes.

Ms. Kassel asked does the budget reflect the monthly amount or the fact that the bulk of assessments are received by March 31?

Mr. Moyer stated the budget is not annualized, but in the monthly column, it is a proration.

Mr. LeMenager stated with respect to the assessments, it does not appear that is the case. It is the case with CDD-collected assessments, but not with Tax Collector-collected assessments. It appears that the accountant has correctly put in some acceleration so they have made some allowance for that.

Mr. Moyer stated you are correct.

Mr. Berube stated I have a question on the receivables. On the financial statements ending September 30, there is a line showing delinquent assessments from fiscal year 2006 for \$11,433. No other year shows delinquent assessments. What happened in 2006?

Mr. Moyer stated it is probably an adjustment that the Auditors made that I will need to check.

On MOTION by Mr. LeMenager seconded by Mr. Berube with all in favor, approval was given to the financial statements as presented.

**B. Invoice Approval #117 and Check Run Summary**

Mr. Moyer reviewed the invoices and check summary, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Berube stated the invoice for Walker Technical Services is for monitoring of the MAXICOM irrigation system. Is this an ongoing, monthly invoice?

Mr. Golgowski stated that is correct.

Mr. Berube asked is that by contract or an optional fee? What are we paying \$250 each month to receive?

Mr. Golgowski stated they monitor the irrigation system remotely and if they see anything out of line or if there is a freeze like we just had, they will shut the water off. They can do that remotely. They advise on application rates for the season and time of year. It is a general overview of the efficiency of the irrigation system. They found a number of deficiencies and have come out in the past to walk the property to analyze whether zones are covering landscape shrubbery versus turf versus trees and different applications. They keep the system fine tuned. We have had events in the evening when suddenly the irrigation comes on and they can shut down the irrigation remotely.

Mr. Berube asked do you feel we are getting \$250 a month worth of services?

Mr. Golgowski stated yes, I think it is a bargain.

Mr. LeMenager asked if there is something physical, does Luke Brothers repair it under their contract?

Mr. Golgowski stated that is correct.

Mr. Evans stated we are including two additional invoices in this approval: Young vanAssenderp and Bio-Tech Consulting.

Mr. LeMenager stated I made the point at the last meeting as to whether or not this CDD would pick up more than its fair share with respect to your lobbying effort. Does this invoice represent all of the work you performed by your firm on this project or is it part of the total cost?

Mr. Qualls stated it likely does not represent all of the work that will be done, but there have been some really good developments. Mr. Ken vanAssenderp and I and others at the firm have been able to come to an agreement with the Lobbyist for Gulf Group Holdings. They agreed to take this section out of the Bill. In reality, if you look at what

has been accomplished in such a short time frame due to Mr. vanAssenderp's reputation, this comes in at a bargain for the work that has been done, well before the Session even starts. This issue will not even come up during this Session, and I believe in three weeks we will see a strike-all amendment on Senate Bill 664 in which Section 2 will no longer be in the Bill. I think this is great news and well worth this small legal fee.

Ms. Kassel asked is the Bio-Tech invoice their monthly contractual bill and they failed to bill us until now, or is this something additional?

Mr. Golgowski stated it is a catch up for the previous months at their contract amount and is nothing additional to the contract.

On MOTION by Ms. Kassel seconded by Mr. LeMenager with all in favor, approval was given to the invoices as presented, including the additional invoices from Young vanAssenderp and Bio-Tech Consulting.
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### **C. Public Comments/Complaints**

Mr. Moyer reviewed the complaint log, which is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Moyer stated it is not listed on the log, but I think all of you saw some communication from one of our residents who, unfortunately, made a reservation for the use of the boat that did not get to Mr. Belieff. He was on vacation when the reservation was scheduled. It is one of those growing pains and sometimes mistakes are made. We try to minimize those, but the reality is that every now and then, it happens. The only thing we can do is apologize. We certainly cannot staff someone full-time since there is no place to put a person out here. Even if we had a place, we could not afford to have a full-time secretary sit here to schedule the boats. We will struggle with that until the District is large enough and has enough revenues to consider staffing a position.

Ms. Kassel asked do we have a part-time Dockmaster?

Mr. Moyer stated yes.

Ms. Kassel asked is he supposed to cover when Mr. Belieff is on vacation?

Mr. Moyer stated yes, he is supposed to, but this was an occasion when none of that worked.

Ms. Kassel asked have you addressed this to the point where it should not happen again?

Mr. Moyer stated yes.

Ms. Kassel stated I have a question about the doggie bags. A number of the dispensers for the doggie pots are not locked so when you pull out the bag, the whole box of bags falls out. Does Luke Brothers have the key?

Mr. Shafer stated we have the key, and they are supposed to be locked. This is the first time I am hearing about this, so I will address it immediately.

Ms. Kassel stated some of the sidewalks have moved and are no longer safe so we will need to address those. Do we have money in the budget for sidewalk repairs?

Mr. Moyer stated yes.

Mr. LeMenager stated we have \$9,000 in the budget for sidewalks.

Ms. Kassel stated I have an item that I can raise during Supervisor requests. There was a dog park incident about a vagrant, but my issue is regarding the dog park being CDD property. The Companion Animal Committee may have discussed incidents in the dog park. As the CDD, we need to discuss what we can do to prevent or deal with incidents at the dog park involving dogs attacking other dogs or the perception of attacking and also knocking down people.

**D. Ratification of Engagement Letter with Grau & Associates to Perform the Arbitrage Rebate Calculations for the Capital Improvement Revenue Bonds, Series 2001**

Mr. Moyer stated whenever a government issues tax-exempt municipal bonds, we sign a contract saying we will perform an annual rebate calculation to determine if the District is making more in investment earnings on the monies we have left in the bonds funds than what we are paying the bondholders. If there is positive arbitrage, then every five years we rebate that to the Federal Treasury. This is a document that is filed with the Federal Treasury stating that we will perform this, and when this work is completed, it goes to the Trustee. The Trustee will monitor that against the account set up in the bond fund called the arbitrage rebate account. It is frustrating to me, but we have to do it. When you are earning 1%, it is not hard to figure out that 1% is less than 6%. Having said that, it still does not release you from having to hire someone to perform that calculation. The price is \$600 and it is much less than it was several years ago.

On MOTION by Ms. Kassel seconded by Mr. Berube, with all in favor, approval was given to accept the engagement letter with Grau & Associates to perform arbitrage rebate calculations, in the amount of \$600, as discussed.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Qualls stated Mr. vanAssenderp was asked by Severn Trent to develop a policy on the financial statements and I would like to thank Severn Trent for the work they did in making these improvements and changes to the terminology. I want to briefly report on Senate Bill 664, which had the section that would have made changes to Chapter 190, Florida Statutes. There was a meeting with Gulf Group Holdings and another entity who is interested in this Bill passing but also did not want Section 2 included because they thought it would make the Bill harder to pass due to a lot of opposition. They used the logic that something dealing with Chapter 190, F.S., should not be in a Chapter 197, F.S., Bill that deals with tax collection and sale of tax deeds. Former Senator Fred Dudley, who is the Lobbyist for Gulf Group Holdings and their Attorney, Ms. Deborah Marks, did agree at that meeting to remove Section 2 out of the Bill. In three weeks, you will receive a report that a strike-all amendment has been filed and it will not be included in the legislation. I think there is some minor work to be done, but this should assuage a lot of the concerns with that bad language that would force the District to foreclose on properties within its boundaries and would have forced the District to purchase tax certificates. That is good news and we wanted to report that to the Board.

**B. Engineer**

Mr. Boyd stated I distributed the final draw from Jr. Davis Construction Company for the waterline construction. This is the final release of their retainage in the amount of \$6,171.20. The work is complete, we have DEP clearance and the lines have been placed into operation. I want to point out there were no change orders on this contract. The lien release is also attached and if this is approved, I will ask Mr. Evans to sign a requisition and the District Manager can forward the payment to Jr. Davis.

<p>On MOTION by Ms. Snyder, seconded by Ms. Kassel, with all in favor, approval was given to the final payment to Jr. Davis Construction Company, releasing all withheld retainage, in the amount of \$6,171.20 for the waterline construction, as discussed.</p>
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Mr. Boyd stated we received a quote from Jr. Davis to do some additional work on the alleys that Mr. Haskett identified. There is one location in Neighborhood A-1 in Ashley Park where trucks continue to cut the corners short. This will facilitate putting in some short bollards to force the trucks to stay on the asphalt. We need to decide what

color to paint it, which will be compatible with the neighborhood design palette. It should be painted when they are installed.

Ms. Kassel asked what is our sidewalk and alley maintenance budget for the year?

Mr. Moyer stated roads and alleys is \$5,000 and sidewalks is \$9,000.

Mr. Berube asked did we perform the alley repairs in last year's budget?

Mr. Boyd stated we did it as a capital requisition last year.

Mr. LeMenager asked how much is left in the capital funds? This could be considered a capital improvement.

Mr. Moyer stated the financials show that the 2004 capital projects balance is \$230,473.

Ms. Kassel stated I thought we should have only \$50,000 left.

Mr. Boyd stated we have not spent it all and our fees have not come through the District yet. Testing is done, but the easement needs to be recorded.

Mr. Evans stated there might be \$100,000 left after all of these requisitions are approved. It is a timing issue and they have not shown up in the financials yet.

Mr. Boyd stated I made contact via voicemail with the Superintendent of Waste Management and explained the problem to him. Since I have not heard back, I left voicemail with Commissioner Hawkins also. I have not heard from either of them, but I will continue to follow up until I do. Since you have not noticed a change in behavior, we can see how well our complaint gets handled that potentially can solve the problem. There will always be a little laziness with some of the drivers, regardless of the outcome of our conversations. I will follow up with both

Mr. Berube stated I made particular note that the garbage trucks go down the alleys the wrong way behind my house. If we are paying to fix the alleys, they need to do their part.

Mr. Evans asked would it be beneficial to put arrows on the alley signs?

Mr. Boyd stated some of them have arrows as well as One Way and Do Not Enter signs. They just ignore them. I will use this alley repair proposal in my conversation with Waste Management, and that might help with the conversation. If we want to bring this back to the next meeting for your consideration, I will discuss this with Mr. Haskett.

Mr. LeMenager stated I thought we were going to use up almost all of what we have left in capital to do the waterline, so I would like a more accurate number of what we have available.

Mr. Berube stated I am happy to get on the telephone and assist in contacting these people if the situation is not corrected.

Mr. Boyd stated it might be helpful to have a meeting with them on-site when the trucks are driving through the alleys so they can see what is happening.

Mr. Boyd stated last month you asked me to check on the flushing of the fire hydrants. I contacted Toho Water Authority and they are aware some had been closed. They close some of them periodically and are monitoring the water quality, so you will see flushing periodically, which is a good sign, meaning they are getting control of the issue.

**C. Dockmaster/Field Manager**

Mr. Moyer reviewed the Monthly Boat Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Berube stated this report is very nice and I would like to ask you to expand it a little. Do you keep track of who the users are?

Mr. Belieff stated yes.

Mr. Berube stated I would like for you to add that information to the report, including who they are and the trip length. I am interested in the number of unique users for these boats, if there are five people who continuously use the boats or 50 different people. I would like to see that information for the past six to 12 months. Secondly, we look at the expense of the boats and every month we wonder what to do. Last year, we spent \$16,900 at Advanced Marina and \$3,200 at Napa to maintain the boats. When you look at the total cost to maintain the boats last year, 90% of our total boat maintenance went to two companies. I am not saying anyone is doing anything wrong, but that is a lot of money going to one place. Mr. Belieff's charge has been to fix boats when they are damaged but I think we are spending a lot of money with a more expedient repair when we might be able to save money in not getting it repaired quite as quickly. If the Board does not object, I would like to get involved in repairs on the boats. This is not to say Mr. Belieff has done or is doing anything wrong, but my background and my current job is repairing things that are broken. I am more than happy to assist and perhaps we can save some

money. If there is a smaller repair that you can easily fix, that is not a problem. If there is a large repair over \$500, I would like to come down and see the boat. Perhaps we can slow down the repair process. I do not see a reason to have all of the boats available every minute of every day if we are spending a lot of money for them to be repaired quickly. Sometimes a slight delay in the repairs can save some money. I think we need to do that, because the trajectory of boat repairs is steadily increasing. I do not want to be forced into doing something more rash than this.

Ms. Snyder stated I agree with what you are saying and I would like to help out. After we see that the boats are in good repair most of the time, we can see how much use there actually is.

Mr. Berube stated I agree. We talk about the cost of the boats every month and this is a starting point to an action plan. We need an action plan to figure out where we are going with these boats. Once they are in good repair, perhaps we can hire a Mobile Marine Mechanic to perform some maintenance, but we do have enough information yet.

Ms. Snyder stated the numbers do not justify what we are paying. I think this is one of the greatest facilities that Harmony has. I want to see how much they are used when they are all in working condition most of the time.

Mr. Berube stated we need to instill reliability and then see the results. When you figure the cost last year versus the number of trips, the minimum cost just based on boat repairs, every trip cost more than \$70.

Ms. Snyder stated there were a lot of problems and people shied away from using them because there were so many problems.

Ms. Kassel stated in addition, there is the deposit that was instituted and has made people hesitate or they have not provided their information to the CDD to be able to rent a boat. I would like to see over the last four years what the boat expenses have been. Now that they are older, they are more expensive to maintain because they break down more frequently. As time goes on, costs may increase because they continue to get older.

Ms. Snyder stated you suggested leasing at one time.

Ms. Kassel stated yes, I did, but I have not heard anything about that and I do not know if this is an option.

Ms. Snyder stated if we have a lease and a boat is never used, we should probably remove it from the lease.

Mr. LeMenager stated that may depend on the terms of the lease.

Mr. Berube stated this is an early stage. I am merely suggesting adding another set of eyes and hands to the oversight and the repair process to get a handle on it before it gets out of control. Last year we spent \$25,000 and the majority of that went to two suppliers. Perhaps those two suppliers are the best we are going to find, but I do not know that yet. I think we need to start somewhere and I am willing to step into it personally.

Mr. Evans stated I think it will also give you an inside look on what our options are. Mr. Belieff has done a great job to work within his framework of his authority. There are two component parts. One is maintaining the boats in proper form and what it costs to do that, what is proper and what level of maintenance we need. The other thing is to enhance our programming efforts to get more people to utilize the boats. Winter has been cold, but it gives us time to design these programs to implement them as the weather warms up. I think it would be advantageous and we appreciate your involvement in the boating facilities.

Mr. LeMenager stated up to now, we relied on the developer to do the bulk of legwork required by the Board and over time, we need to do more and they need to do less. I appreciate Mr. Berube volunteering his time and expertise.

Mr. Qualls stated this Board spent a lot of time developing rules for the use of the boats. The rules state that someone either pays the \$250 security deposit or provides a credit card and valid identification. It is not like they have to pay the \$250 deposit each time they use the boat, if that helps anyone.

#### **D. Landscaping – Luke Brothers**

Mr. Moyer reviewed the Monthly Landscaping Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Ms. Kassel stated last month we discussed replacing some plant material. I want to make sure all of you have that information.

Mr. Shafer stated I am working closely with Mr. Tim Nicholson on that.

Ms. Kassel stated we noticed a significant irrigation leak in one of the neighborhoods, and I will provide a report to you. On my Apple computer, I have trouble reporting problems on the website.

Ms. Burgess stated you can just send an email and we can address it.

Mr. Berube stated on Schoolhouse Road, across the street just south of the school entrance in front of the real estate model home, there are three trees on the back side of the sidewalk that were not mulched. I know you have not finished all of the mulching, but I think you have completed that area. It looks like those three trees got missed.

Mr. Shafer stated I will see that those are mulched.

Mr. Berube stated also at the exit driveway to the school on Schoolhouse Road, there is a small area of sod that was removed and not replaced.

Mr. Shafer stated I will add that to my list.

Ms. Kassel stated across the street from the school, a yellow fire hydrant is constantly dripping. Is that intentional or does it need attention?

Mr. Haskett stated I do not believe it is intentional.

Ms. Kassel asked who is the person to deal with this? Is it Mr. Belieff or someone else?

Mr. Moyer normally it is Toho Water Authority.

Ms. Kassel asked residents need to report that to Toho Water Authority?

Mr. Haskett stated you can, but we will call them now that we know about it and have them address it.

Ms. Snyder stated between my house and my neighbor's house, there is a broken cover on the sewer drain. It has been that way a couple months. We reported it once. My question for Luke Brothers is, if you see something like that and you drive over it with a lawnmower, would you report it? I am concerned about all of the children in the area.

Mr. Shafer stated yes, they should report it.

Ms. Snyder stated I am not saying they broke it because it was broken before you started. It seems to me that you should report a broken cover, which someone can fall into it since it is about 12" x 18". It is between the sidewalk and the street right next to 7023 Five Oaks.

Mr. Shafer stated I am not aware of that so I will look into it.

#### **E. Aquatic Plant Maintenance – Bio-Tech Consulting**

Mr. Moyer reviewed the Monthly Aquatic Maintenance Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Ms. Kassel stated Ponds 9 and 18 are problematic. Is that because they are small comparatively speaking or because they are in sheltered position and they do not receive much wind?

Mr. Gough stated Pond 18 is smaller and has a very shallow depth. It has accumulated a lot of material. Pond 9 has some runoff from the golf course. I think your assessment is correct.

Ms. Kassel asked would it be helpful to excavate more out of Pond 18 to help maintain its system?

Mr. Golgowski stated Pond 18 has a shelf on the west end that is exposed. With the low water level, that is a good target to install plantings to create a small wetland, which should help the pond.

Mr. Gough stated if you fill in that area, it should look a lot nicer and it will help with the chemistry of the pond.

Mr. Golgowski stated these plantings have been done by residents at no cost to the District. The plants they are using have been transplanted from other locations and installed by volunteers. They are Mr. David Leeman, Ms. Rachel Garwood, and Ms. Nettie Bartel, and they have been very active for years doing these activities. So when you see some of these improvements in our ponds, it is their work. They just did some plantings at Ponds 32 and 33, and Pond 18 will be next.

Mr. Berube asked do we have a plan for Pond 18 before the water comes back up?

Mr. Golgowski stated yes, we will get the plants in there now.

Mr. Berube asked are there other ponds that need vegetation planted?

Mr. Gough stated most have a good amount of vegetation, but more is better for the pond chemistry and in keeping algae levels down. The majority of the ponds have a good ring of beneficial vegetation right now. We have not identified any that are totally lacking, so by this time next year, most ponds will have beneficial vegetation. At this point, I do not see any that will not require additional plantings

Mr. Berube stated regarding brownish sponge looking stuff, some of it has dissipated but it is not completely gone. It is in a number of the ponds. Is this something you are treating and how long before it disappears?

Mr. Gough stated yes, we are treating it. The algae come and go depending on fertilization and weather and other factors. It is an ongoing treatment, and every time we

see it, we will treat it. There will be times when there may be blooms, such as after a heavy rain event or when it gets warm and the pond gets stagnant. We will stay on top of it as much as possible to keep it treated, and we will keep in contact with Mr. Golgowski so that if there is a problem, we are here to get it taken care of. In the Winter and through Spring, we can typically get rid of it and it will stay away. Once we get to mid-Summertime when it is hot and rainy, we will get some periodic blooms that we will treat at that time. We are trying a new algaecide that should be extremely effective and it is fast acting. As soon as it is applied, the algae break down within a couple hours.

Mr. LeMenager stated when you are out in the community, you can see that an alligator has taken up residence in Pond 7.

Mr. Gough stated we have seen a couple out there and have seen six or seven babies in Pond 18. We will keep an eye out for them.

#### **F. Developer**

Mr. Golgowski stated we provided a street map of the neighborhoods and a collection of photographs that pertain to a program that the developer is working on for the community called Fire Wise. It is a national program and we are working in conjunction with the Florida Division of Forestry. The program is intended to recognize that some communities on the urban fringe are in areas that burn or are subject to wildfires. This does not apply much to Harmony, but we wanted to explore this program to see if we had any weaknesses and any additional protections that could be offered to the community. At the end of the program, we will be recognized as a fire-wise community that has made reasonable efforts to protect itself. Staff from the Division of Forestry toured the community, looking for problems. They found none but they recommended an additional step for the area around the pond in Birchwood on Buttonbush Loop that abuts the conservation area. It is an area where some work could be done. The Fire Wise program recommends a clear zone of 30 feet between flammable natural material and structures. We have that for the right-of-way clearance, although it has been planted with landscaped material, notably the shrubs, which are wax myrtles. "Wax" suggests something that might burn, and Wax Myrtles are often a concern. They recommend that they mow for us a 15- to 20-foot swath of the wetland buffer, which is on property owned by Birchwood Acres, so it is not a direct concern to the District. They also recommend removing some of the Wax Myrtles that get a little too close to some of the houses. They are also interfering with the growth of the Oak Trees, so it will benefit the tree. This work will

mainly be a tidying up of that area and I wanted to introduce the program to the Board. Some of these plantings to be removed are on CDD property.

Mr. LeMenager asked they will pick up the cost?

Mr. Golgowski stated yes, they will do the work for us, including removing the trees. We will be obligated to keep it in that condition, but they will do the work and we just have to maintain it.

Ms. Kassel asked have you spoken with the resident whose house is pictured?

Mr. Golgowski stated yes. We walked the property and they are on board with it.

Mr. LeMenager stated it is a great idea.

Mr. Berube stated they will mow it once, but we are coming into the wet season and it will grow back fairly quickly. Is this an ongoing maintenance program or do we need to address it?

Mr. Golgowski stated it is incumbent upon Birchwood to mow their land. It will be maintained in a rough condition to keep vegetation low, not as manicured as your yard. Most of the material is blackberries which do not burn very well. The wetland buffer edge is Birchwood property. Both areas depicted on the map to be mowed are Birchwood property and not CDD property. I am just asking for permission to remove the Wax Myrtles.

Mr. LeMenager stated I have no problem with that.

Mr. Evans stated you may proceed.

Mr. Haskett stated the Board discussed the proposal from A Cut Above Tree Service and there was some hesitation on the scope of work. I met with Hank, the owner of A Cut Above, to better define the scope of work. He revised the proposal and I provided a revised copy to the Board. The total is \$6,000 against a budget of \$15,000. If the Board is comfortable that the scope of work is well defined, I would like to proceed with executing the contract and scheduling the work for the end of February.

Mr. Berube stated when we discussed this last month, there seemed to be more listed and I thought the cost was about \$10,000.

Mr. Haskett stated it was, but we tightened up the scope of work that was highlighted.

On MOTION Mr. LeMenager seconded by Mr. Berube with all in favor, approval was given to the proposal from A Cut Above for tree trimming services in the amount of \$6,000, as discussed.

Mr. Haskett stated we distributed a photograph of the security gate at Buck Lake that is in service and works well. Thanks to Chapco for doing a good job on that. It is a heavy-duty gate system and it will hopefully prevent vandalism of the boats.

Mr. Berube stated I looked at it last night and it looks a lot better than what I anticipated. It really looks good.

Mr. Haskett stated from a distance, it is very hard to make out that there is a gate out there until you get on the dock. It is not intrusive.

Mr. Berube stated it is nearly invisible from the street.

Ms. Kassel stated I am wondering if we have a key on-site somewhere for emergencies, in case Mr. Belieff or no one else is around and someone needs to open the gate to rescue someone in the water. I think it is a wise idea to have a local emergency key.

Mr. Haskett stated we can put in a combination that we can give to someone on the phone rather than a key that can get lost or copied. I recommend that we cycle the codes once a month to keep security tighter. Mr. Belieff will have the code and keys and we will keep one with the key master at the development office.

Mr. Berube asked are you giving the code to people so they can open the gate and leave the dock area?

Mr. Haskett stated yes.

Mr. Berube stated I hope we are not defeating the purpose in having the gate.

Mr. Haskett stated I would hope the ones utilizing the boats are not the ones causing the damage.

Mr. Berube asked is there anything else they need to do when they are finished with a boat rental? Do they drop off paperwork and pick up a receipt or just drop off the key? Is there something else they need to do besides just leave?

Mr. Belieff stated they put up the life preservers and return the key to the lock box.

Mr. Berube stated we can try the code, but if they have to drop off the key to the boat, why not give them the key to the gate as well. Then they can just drop off two keys in the lock box instead of cycling combinations. You can keep both keys on the key ring for the boat. Then others can still know the combination to the gate for emergencies.

Mr. Haskett stated we can see if that works.

Ms. Kassel stated it is easier to change a combination than it is to change a lock and provide a new set of keys.

Mr. Berube stated if they are turning in the key to the boat, they will also turn in the one for the gate. If they do not turn in one or more of the keys, we have their deposit. There is probably no good way, but if they are already dropping off one key, why not drop off two and then we eliminate one more step that we have to monitor.

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Ms. Kassel stated I would like to request that the next time there is an opening on the Board, like we had last month with Mr. O'Keefe resigning, in the interest of transparency, due diligence, fairness and accountability, the Board is told before the meeting and there is an opportunity for residents to submit résumés and show interest in the position. We also need time for the Board to review those résumés so we can make an informed decision. I am not saying at all that Mr. Berube is inappropriate. My point is that we did not necessarily do our due diligence as a Board in selecting a replacement member. In the future, I would like the Board to be informed with enough time to receive and review information before we are forced to fill a position. My second item, in last month's minutes on the first page there was mention that an announcement would be going out regarding pressure washing of the drainage structure through an e-blast or in the Harmony Notes. I do not recall seeing that.

Mr. Tome stated it was in the Harmony Notes.

Ms. Kassel stated we also talked about activities to increase boat usage and lake usage. How is that going and are there any other developments?

Mr. Golgowski stated the Activities Director is focusing on that in trying to have at least one activity each month. The next one is a fish-a-thon on the dock in a couple weeks. We will have a recognition for the largest fish caught out of the lake.

Ms. Kassel stated I suggest having a sunset boat ride in February or March for residents. The rules say you cannot use the boats or be out on the dock later than 30 minutes after sunset, so it would have to be a sanctioned activity.

Mr. LeMenager stated I like it because you have to go through the training and put up a deposit to use the boats on your own. We can send an e-blast to say no training is necessary, but just come out and have a night on the boats. I think this is a wonderful idea

to try to get people out and try it for the first time. I think there are many people who think it is too much trouble to do the training or provide the deposit. I think it would be of interest to a lot of people.

Ms. Kassel stated if there is enough interest after one or two times, it could be an ongoing activity.

Mr. Berube asked did I see something about asking if people wanted to use the sailboat?

Mr. Tome stated I do not recall.

Mr. Berube stated we need to focus on that sailboat to get it in use.

Ms. Kassel stated the last item I have is what we might do to address dog park incidents. I know we are not liable as a governmental entity, but what can we do to prevent or address any incidents, dog-dog or dog-human, since we own and maintain those parks? I think it is a timely issue.

Mr. Berube stated we have a Companion Animal meeting scheduled for February 8, 2010 and we will make that an agenda item.

Mr. Evans stated that is the first forum to discuss the issue because you will have first-hand knowledge of incidents, whether isolated cases or continual. They can make a recommendation.

Mr. Berube asked could the incidents largely be contained in the 5:00 P.M. happy hour when there is a crowd at the park?

Ms. Kassel stated those are the kinds of things I know of, but I do not know of everything that goes on. When there are more dogs, there is a greater likelihood of something happening. Usually it is not people who have been coming for a long time. It is usually people who are new or who do not understand that their dog's behavior is taken offensively by other dogs or people. As a resident or a neighbor, you make a comment, but if they do not get it after a few comments, then what do you do? Do you have a confrontation? Is there some other method to address it?

Mr. Berube stated some people treat their dogs like children and think they can do no wrong. We will add it to the agenda and discuss it.

## **SIXTH ORDER OF BUSINESS**

### **Audience Comments**

A Resident asked are the fire ants being taken care of?

Mr. Shafer stated we are treating them with the best treatment available. The fire ants come up when we get a lot of rain and then they die down a little during dry weather. As they come up, we treat them.

Mr. Dave Leeman stated if there is going to be an emergency number to call for the key or combination to the gate, that information should be posted. Otherwise, how will anyone know how to get the gate open?

A Resident stated they should not be there unless Mr. Belieff is around.

Mr. Evans stated I think what he is saying is if someone notices a problem, like a boat sinking or something that is an emergency, there should be an emergency number to call and the number should be posted.

Mr. Leeman stated I respectfully disagree about the dog park issue. That is not a CDD concern. People should be able to work these things out on their own. If not, perhaps the Companion Animal Committee can educate people. That may be within their bailiwick. Regarding the aquatic contractor and the landscaping contractor, are we sure they are not working at cross purposes? Mr. Gough mentioned fertilizer running into the ponds creating the algae and Mr. Shafer's report indicates they are fertilizing the turf soon. Are they in contact with each other? I am not sure how much contact there needs to be between them, but there should be some overall strategy to be sure they are not working at cross purposes.

Mr. Shafer stated I agree and I will be in contact with Bio-Tech.

Mr. Leeman stated I was disappointed in the way the meeting ended last month. It descended into chaos simply because of one person and I think it could be avoided with Robert's Rules of Order. One reason I am disappointed is because I did not get to be heard. So I think it is incumbent upon the Board to not let personal animosities affect the conduct of the meeting. I know it is difficult to hear things, such as we can save \$140,000 by not treating the golf course ponds. In reality, the whole contract for a year is only \$36,000, so I am not sure exactly how that savings is going to come about. I understand it is hard to hear these things, but nonetheless, you need to maintain order. You are a representative body, and you need to hear everyone. It is my understanding that your ability to end a meeting without a motion is in case someone has a heart attack or the building is on fire so that we do not need to risk safety or something important just to have a motion. It is not in order not to hear from someone who no one wants to hear

from. I want to voice my opinion that I could not voice last month. I know you already approved the contract for trees, but it is really important that as a town, we fulfill our responsibilities. Some would say we do not need to maintain the trees because the developer will fund it because they need to sell lots. Or we could think no one needs to mow their lawn because the developer will also pick that up because they want to sell lots. Maybe we start with the pond in Birchwood and not treat it so that the developer will take care of it and see what response you get from that citizen. The last thing I have is, the person appointed last time is fine, but I wholeheartedly agree with Ms. Kassel about the process in filling vacancies and not springing it on us at the meeting, because all of us residents were surprised. I know there was one resident who would have put himself forward if that opportunity had arisen. I would like for there to be an announcement if there is a vacancy that needs to be filled so that the Board can consider all interested people and any interested resident can apply.

Mr. LeMenager stated from time to time, we hear comments that if something is not done, the developer will do it. I would like to remind everyone that the developer pays the majority of the budget, so they are already paying significantly towards our maintenance.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further,

The meeting adjourned at 10:15 a.m.

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Gary L. Moyer, Secretary

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Robert D. Evans, Chairman

## **Third Order of Business**

**3B**



**3C**

**Harmony CDD  
Buck Lake Boat Use  
1/4/2010-2/6/2010**

**Passengers**

Days of the Week	Total Passengers	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	17		14		3				
Fri, Sat, Sun	63	31	10		13		5	4	
Totals	80	31	24	0	16	0	5	4	0
Comments	Sat 2/6/10-High winds-lake closed								

**Trips**

Days of the Week	Total Trips	20' Pontoon	16' Pontoon	Small Fishing Boat	18' Fishing Boat	Sail Boat	Canoes	Kayaks	Solar Boat
Mon, Thurs *	10		7		3				
Fri, Sat, Sun	20	6	4		5		3	2	
Totals	30	6	11	0	8	0	3	2	0
Comments	* Buck Lake is closed on Tuesday & Wednesday								

**Last Month**

Passengers	73	24	28	0	18	0	1	2	0
Trips	26	4	10	0	10	0	1	1	0

## **Fourth Order of Business**

**4A**

**Harmony  
Community Development District**

Financial Statements

January 31, 2010

**HARMONY CDD  
BALANCE SHEET  
JANUARY 31, 2010**

	GENERAL	2001 DEBT SERVICE	2004 DEBT SERVICE	2004 CAPITAL PROJECTS	TOTALS
<b>ASSETS</b>	\$	\$	\$	\$	\$
CASH	376,326	-	-	-	376,326
CASH ON HAND	500	-	-	-	500
ASSESSMENTS RECEIVABLE, NET	92,415	44,476	-	-	136,891
DUE FROM OTHER FUNDS	18,110	-	-	-	18,110
INVESTMENTS:					
MONEY MARKET ACCOUNT	149,976	-	-	-	149,976
CONSTRUCTION FUND	-	-	-	111,669	111,669
PREPAYMENT ACCOUNT	-	12,329	3,229	-	15,558
RESERVE FUND	-	1,430,739	861,350	-	2,292,089
REVENUE FUND	-	476,137	84,185	-	560,322
PREPAID ITEMS	781	-	-	-	781
<b>TOTAL ASSETS</b>	<b>\$ 638,108</b>	<b>\$ 1,963,681</b>	<b>\$ 948,764</b>	<b>\$ 111,669</b>	<b>\$ 3,662,222</b>
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>LIABILITIES</b>	\$	\$	\$	\$	\$
ACCOUNTS PAYABLE	70,921	-	-	-	70,921
ACCRUED EXPENSES	42,493	-	-	2,392	44,885
DUE TO OTHER FUNDS	-	-	-	18,110	18,110
DEPOSITS	500	-	-	-	500
DEFERRED REVENUE	4,785	8,058	-	-	12,843
<b>TOTAL LIABILITIES</b>	<b>118,699</b>	<b>8,058</b>	<b>-</b>	<b>20,502</b>	<b>147,259</b>
<b>FUND BALANCES</b>					
RESERVED FOR DEBT SERVICE	-	1,955,623	948,764	-	2,904,387
RESERVED FOR CAPITAL PROJECTS	-	-	-	91,166	91,166
UNRESERVED/UNDESIGNATED	519,408	-	-	-	519,408
<b>TOTAL FUND BALANCES</b>	<b>519,408</b>	<b>1,955,623</b>	<b>948,764</b>	<b>91,166</b>	<b>3,514,961</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 638,107</b>	<b>\$ 1,963,681</b>	<b>\$ 948,764</b>	<b>\$ 111,668</b>	<b>\$ 3,662,220</b>

**HARMONY CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2010**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	500	166	369	203
INTEREST - TAX COLLECTOR	-	-	89	89
SPECIAL ASSMNTS- TAX COLLECTOR	622,750	311,376	296,307	(15,069)
SPECIAL ASSMNTS- CDD COLLECTED	914,364	304,788	304,788	0
SPECIAL ASSMNTS- DISCOUNTS	(24,911)	(12,456)	(11,761)	695
<b>TOTAL REVENUE</b>	<u>1,512,703</u>	<u>603,874</u>	<u>589,792</u>	<u>(14,082)</u>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
P/R-BOARD OF SUPERVISORS	9,600	3,200	2,000	1,200
FICA TAXES	734	245	153	92
WORKERS' COMPENSATION	2,000	667	-	667
PROFSERV-ARBITRAGE REBATE	3,000	-	-	-
PROFSERV-DISSEMINATION AGENT	500	-	-	-
PROFSERV-ENGINEERING	18,000	6,000	4,694	1,306
PROFSERV-LEGAL SERVICES	24,000	8,000	3,716	4,284
PROFSERV-MGMT CONSULTING SERV	52,516	17,505	17,505	0
PROFSERV-SPECIAL ASSESSMENT	11,089	11,089	11,089	-
PROFSERV-TRUSTEE	11,000	11,000	9,186	1,814
AUDITING SERVICES	15,500	7,750	4,500	3,250
COMMUNICATION - TELEPHONE	175	58	11	47
POSTAGE AND FREIGHT	2,000	667	279	388
INSURANCE - GENERAL LIABILITY	19,500	19,500	18,274	1,226
PRINTING AND BINDING	7,000	2,333	1,325	1,008
LEGAL ADVERTISING	2,500	833	183	650
MISC-ASSESSMNT COLLECTION COST	12,456	6,227	6,470	(243)
MISC-CONTINGENCY	1,000	333	128	205
OFFICE SUPPLIES	1,000	333	242	91
ANNUAL DISTRICT FILING FEE	175	175	175	-
CAPITAL OUTLAY	750	250	-	250
<b>TOTAL ADMINISTRATIVE</b>	<u>194,495</u>	<u>96,166</u>	<u>79,930</u>	<u>16,236</u>
<b>OPERATIONS AND MAINTENANCE</b>				
<b>FIELD</b>				
PAYROLL-SALARIED	4,800	1,600	2,205	(605)
FICA TAXES	3,725	1,242	-	1,242
PROFSERV-FIELD MANAGEMENT	43,896	14,632	14,632	-
<b>TOTAL FIELD</b>	<u>52,421</u>	<u>17,474</u>	<u>16,837</u>	<u>637</u>
<b>LANDSCAPE</b>				
UTILITY - REFUSE REMOVAL	32,576	10,858	10,192	666
R&M-GROUNDS	32,994	10,998	9,998	1,000
R&M-IRRIGATION	37,500	12,500	8,811	3,689
R&M-TREE TRIMMING SERVICES	15,000	5,000	-	5,000
R&M-TREES AND TRIMMING	21,115	7,038	6,372	666
R&M-TURF CARE	283,001	94,334	94,742	(408)
R&M-SHRUB CARE	110,539	36,846	35,846	1,000
MISCELLANEOUS SERVICES	10,000	3,332	600	2,732
<b>TOTAL LANDSCAPE</b>	<u>542,725</u>	<u>180,907</u>	<u>166,561</u>	<u>14,346</u>

**HARMONY CDD**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2010**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>UTILITY</b>				
ELECTRICITY - GENERAL	40,000	13,332	10,984	2,348
ELECTRICITY - STREETLIGHTING	385,220	128,406	125,320	3,086
UTILITY - WATER & SEWER	90,000	30,000	26,617	3,383
<b>TOTAL UTILITY</b>	<u>515,220</u>	<u>171,738</u>	<u>162,921</u>	<u>8,817</u>
<b>OPERATION &amp; MAINTENANCE</b>				
CONTRACTS-LAKE AND WETLAND	33,250	11,083	6,120	4,963
COMMUNICATION - TELEPHONE	2,500	833	974	(141)
R&M-COMMON AREA	10,500	3,500	603	2,897
R&M-EQUIPMENT	21,000	7,000	3,618	3,382
R&M-POOLS	45,213	15,071	28,210	(13,139)
R&M-ROADS & ALLEYWAYS	5,000	1,666	-	1,666
R&M-SIDEWALKS	9,000	3,000	25	2,975
R&M-PARKS & AMENITIES	10,600	3,533	1,225	2,308
R&M-HARDSCAPE CLEANING	10,000	3,333	-	3,333
MISC-CONTINGENCY	20,000	6,668	-	6,668
<b>TOTAL OPERATION &amp; MAINTENANCE</b>	<u>167,063</u>	<u>55,688</u>	<u>40,775</u>	<u>14,913</u>
<b>TOTAL EXPENDITURES</b>	<u>1,471,924</u>	<u>521,974</u>	<u>467,024</u>	<u>54,950</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>40,779</u>	<u>81,900</u>	<u>122,768</u>	<u>40,868</u>
<b>OTHER FINANCING SOURCES</b>				
RESERVE - SELF INSURANCE	(40,779)	(40,779)	-	40,779
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>(40,779)</u>	<u>(40,779)</u>	<u>-</u>	<u>40,779</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>(0)</u>	<u>41,121</u>	<u>122,768</u>	<u>81,647</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>396,640</u>	<u>-</u>	<u>396,640</u>	<u>396,640</u>
<b>FUND BALANCE, ENDING</b>	<u>\$ 396,640</u>	<u>\$ 41,121</u>	<u>\$ 519,408</u>	<u>\$ 478,287</u>

**HARMONY CDD**  
**2001 DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2010**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	25,000	8,333	120	(8,213)
SPECIAL ASSMNTS- TAX COLLECTOR	1,071,740	535,869	495,257	(40,612)
SPECIAL ASSMNTS- PREPAYMENT	-	-	7,974	7,974
SPECIAL ASSMNTS- CDD COLLECTED	433,379	-	280,612	280,612
SPECIAL ASSMNTS- DISCOUNTS	(42,869)	(21,435)	(19,712)	1,723
<b>TOTAL REVENUE</b>	<u>1,487,250</u>	<u>522,767</u>	<u>764,251</u>	<u>241,484</u>
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE</b>				
MISC-ASSESSMNT COLLECTION COST	21,435	10,718	9,538	1,180
<b>TOTAL ADMINISTRATIVE</b>	<u>21,435</u>	<u>10,718</u>	<u>9,538</u>	<u>1,180</u>
<b>DEBT SERVICE</b>				
PRINCIPAL DEBT RETIREMENT	290,000	-	-	-
PRINCIPAL PREPAYMENTS	-	-	10,000	(10,000)
INTEREST EXPENSE	1,144,775	572,388	572,388	(1)
<b>TOTAL DEBT SERVICE</b>	<u>1,434,775</u>	<u>572,388</u>	<u>582,388</u>	<u>(10,001)</u>
<b>TOTAL EXPENDITURES</b>	<u>1,456,210</u>	<u>583,105</u>	<u>591,926</u>	<u>(8,821)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>31,040</u>	<u>(60,338)</u>	<u>172,325</u>	<u>232,663</u>
NET CHANGE IN FUND BALANCES	<u>31,040</u>	<u>(60,338)</u>	<u>172,325</u>	<u>232,663</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>1,783,298</u>	<u>-</u>	<u>1,783,298</u>	<u>1,783,298</u>
FUND BALANCE, ENDING	<u>\$ 1,814,338</u>	<u>\$ (60,338)</u>	<u>\$ 1,955,623</u>	<u>\$ 2,015,961</u>

**HARMONY CDD**  
**2004 DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2010**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	20,000	6,668	84	(6,584)
SPECIAL ASSMNTS- CDD COLLECTED	<u>1,201,223</u>	<u>-</u>	<u>31,498</u>	<u>31,498</u>
<b>TOTAL REVENUE</b>	<u>1,221,223</u>	<u>6,668</u>	<u>31,582</u>	<u>24,914</u>
<b>DEBT SERVICE</b>				
PRINCIPAL DEBT RETIREMENT	210,000	-	-	-
INTEREST EXPENSE	<u>1,014,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
<b>TOTAL DEBT SERVICE</b>	<u>1,224,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
<b>TOTAL EXPENDITURES</b>	<u>1,224,863</u>	<u>507,431</u>	<u>507,431</u>	<u>0</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(3,639)</u>	<u>(500,763)</u>	<u>(475,849)</u>	<u>24,914</u>
NET CHANGE IN FUND BALANCES	<u>(3,639)</u>	<u>(500,763)</u>	<u>(475,849)</u>	<u>24,914</u>
FUND BALANCE, BEGINNING (OCT 1, 2009)	<u>1,424,613</u>	<u>-</u>	<u>1,424,613</u>	<u>1,424,613</u>
FUND BALANCE, ENDING	<u>\$ 1,420,974</u>	<u>\$ (500,763)</u>	<u>\$ 948,764</u>	<u>\$ 1,449,527</u>

**HARMONY CDD**  
**2004 CAPITAL PROJECTS FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE PERIOD ENDING JANUARY 31, 2010**

	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD BUDGET VS. ACTUAL VARIANCE FAVORABLE (UNFAVORABLE)
	\$	\$	\$	\$
<b>REVENUE</b>				
INTEREST - INVESTMENTS	-	-	28	28
<b>TOTAL REVENUE</b>	-	-	28	28
<b>CONSTRUCTION IN PROGRESS</b>				
CONSTRUCTION IN PROGRESS A	-	-	118,832	(118,832)
<b>TOTAL CONSTRUCTION IN PROGRESS</b>	-	-	118,832	(118,832)
<b>TOTAL EXPENDITURES</b>	-	-	118,832	(118,832)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(118,804)	(118,804)
<b>NET CHANGE IN FUND BALANCES</b>	-	-	(118,804)	(118,804)
FUND BALANCE, BEGINNING (OCT 1, 2009)	-	-	209,970	209,970
FUND BALANCE, ENDING	\$ -	\$ -	\$ 91,166	\$ 91,166

# Harmony Community Development District

## Notes to the Financial Statements

January 31, 2010

### GENERAL FUND - BALANCE SHEET

#### ASSETS

##### CASH AND INVESTMENTS

See Cash and Investment Report for details

##### ASSESSMENTS RECEIVABLE, NET

Delinquent assessments from FY2006	\$	11,433
District tried to collect directly, will be added to Assessment roll.		
Delinquent assessments from FY2009		4,785
Birchwood O&M invoice for January 2010		76,197
	Total	<u>\$ 92,415</u>

##### DUE FROM OTHER FUNDS

Due from Capital Project Series 2004	\$	18,110
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##### PREPAID ITEMS

US Bank Trustee Fee- Series 2004 (10/1 -11/30 2010) -2 months.	\$	782
	Total	<u>\$ 782</u>

#### LIABILITIES

##### ACCOUNTS PAYABLE

Luke Brother's - January services		44,504
Severn Trent Management Services - January services		8,668
Kissimmee Utility Authority - January services		5,928
Grau & Associates		4,000
Woolpert Inc. January services		3,858
Bio-Tech Consulting - January services		1,530
Young van Assenderp, P.A. January services		1,164
Robert's Pool service - January services		1,180
Various invoices for January 2010		90
	Total	<u>\$ 70,921</u>

##### ACCRUED EXPENSES

Kissimmee Utility Authority - Water & Sewer from 1/10 - 2/9/2010	\$	6,000
City Of St. Cloud - electricity general from 1/10 - 2/9/2010		2,200
City Of St. Cloud - electricity streetlight 1/10 - 2/9/2010		31,330
Bio- Tech Consulting January services		1,530
AT&T Communication - January 2010		103
A-1 Home Inspection Services- December and January services		150
Woolpert Inc. January services		1,180
	Total	<u>\$ 42,493</u>

##### DEPOSITS

Deposits for Pool Keys	\$	500
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##### DEFERRED REVENUE

Delinquent assessments from FY2009	\$	4,785
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# Harmony Community Development District

## Notes to the Financial Statements

January 31, 2010

### GENERAL FUND - REVENUES AND EXPENDITURES

#### REVENUES

INTEREST- INVESTMENTS	Interest earned with money market account
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details
SPECIAL ASSMNTS - CDD COLLECTED	Accrued Birchwood Acres monthly assessment bill - \$76,197
SPECIAL ASSMNTS - DISCOUNTS	Discount on assessments collected by tax collector See Assessment Collection Schedule for details

#### EXPENDITURES

##### ADMINISTRATIVE

PROFSERV-ENGINEERING	Woolpert Inc. - December services	
PROFSERV-LEGAL SERVICES	Young van Assenderp, P.A. services as of December 2009	
PROFSERV-TRUSTEE	US Bank annual fees plus expenses for Series 2001(10/1/09-9/30/2010)	\$ 5,280
	Series 2004 (12/1/2009 - 9/30/2010)	<u>3,906</u>
		Total \$ <u>9,186</u>
INSURANCE - GENERAL LIABILITY	Public Risk Agency - Paid in Full for FY 2010 - General Insurance Policy	
MISC-ASSESSMNT COLLECTION COST	Administrative costs on collected assessments	\$ 779
	FY 2009-2010 Assessment roll	<u>5,691</u>
		Total \$ <u>6,470</u>

##### FIELD

PAYROLL-SALARIED	Salary and benefits for full-time field manager/dockmaster Extra hours were necessary during the holiday season
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##### LANDSCAPE

UTILITY - REFUSE REMOVAL	Luke Bros monthly fee for trash removal and litter control within District
R&M-GROUNDS	Luke Bros monthly fee to maintain ground cover and plant annuals within District
R&M-IRRIGATION	Irrigation repairs by Luke Bros Landscape
R&M-TREES TRIMMING SERVICE	Luke Bros monthly fee for pruning and maintenance for trees over 10 feet
R&M-TREES AND TRIMMING	Luke Bros monthly fee for pruning and maintenance for trees under 10 feet
R&M-TURF CARE	Luke Bros monthly fee for mowing, edging and maintenance of turf within District
	Luke Bros monthly fee for weed removal on Schoolhouse Rd. and Park near Primrose Rd.
R&M-SHRUB CARE	Luke Bros monthly fee for pruning, mulching and maintaining shrubs within District
MISCELLANEOUS SERVICES	Luke Bros monthly fee for relocating Trees from US 192

##### UTILITY

ELECTRICITY - GENERAL	City of St. Cloud - accrued January services
ELECTRICITY - STREET LIGHTING	City of St. Cloud - accrued January services
UTILITY - WATER & SEWER	KUA - accrued January services

# Harmony Community Development District

## Notes to the Financial Statements

January 31, 2010

### OPERATION & MAINTENANCE

CONTRACTS-LAKE AND WETLAND	Bio-Tech Consulting monthly fees of \$1,530	
COMMUNICATION - TELEPHONE	AT&T paid through December and Century Link paid through January 2010	
R&M-COMMON AREA	Supplies for Dog Park/Dog Park Wash Station	
R&M-EQUIPMENT	Supplies and parts for boat /dock from NAPA Auto Parts.	\$ 1,624
	Advanced Marine Services	1,685
		<u>Total \$ 3,310</u>
R&M-POOLS	Jan Pro \$735.39 and Robert's Pool Service \$1,180 monthly service	\$7,663
	A-1 Home Inspection Service - Pest Control monthly fee - \$75	300
	Roberts Pool Service & Repair -replaced motor/seal at kiddie pool, service	861
	Spies Pool Llc.- Pool supplies	1,576
	Symbiont Service Corp - Thermal Pool Heat/ Cool Unit Repair	16,287
	Various Invoices through January 2010	1,523
		<u>Total \$ 28,210</u>
R&M-ROADS & ALLEYWAYS	No invoices as of January 2010	
R&M-SIDEWALKS	Supplies for sidewalk repair	
R&M-PARKS & AMENITIES	Grainer - Water cooler and dog park supplies	
R&M-HARDSCAPE CLEANING	No invoices as of January 2010	
MISC-CONTINGENCY	No invoices as of January 2010	

### SERIES 2001 DEBT SERVICE FUND - BALANCE SHEET

#### ASSETS

CASH AND INVESTMENTS	See Cash and Investment Report for details	
ASSESSMENTS RECEIVABLES, NET	Delinquent assessments from FY2006	\$ 36,418
	Delinquent assessment FY 2009	8,058
		<u>Total \$ 44,476</u>

#### LIABILITIES

DEFERRED REVENUE	Delinquent assessments from FY2009	\$ 8,058
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### SERIES 2001 DEBT SERVICE FUND - REVENUES AND EXPENDITURES

#### REVENUES

INTEREST- INVESTMENTS	Interest earned on US Treasury Bill
SPECIAL ASSMNTS - TAX COLLECTOR	See Assessment Collection Schedule for details.
SPECIAL ASSMNTS - PREPAYMENT	Received prepayments
SPECIAL ASSMNTS - CDD COLLECTED	Received revenue for Debt Service payment on 1/1/2010
SPECIAL ASSMNTS - DISCOUNTS	Discount on assessments collected by tax collector



**Harmony  
Community Development District**

**Cash and Investment Report  
January 31, 2010**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>			
Checking Account- Operating	Centerstate Bank	0.25%	\$ 376,326
Money Market Account	Centerstate Bank	1.00%	\$ 149,976
Cash On Hand			500 (1)
 <b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>			
Series 2001 Prepayment Fund	US Bank	0.00%	12,329
Series 2001 Reserve Fund	US Bank	0.00%	-
Series 2001 Revenue Fund	US Bank	0.00%	476,137
Series 2004 Prepayment Fund	US Bank	0.00%	3,229
Series 2004 Reserve Fund	US Bank	0.00%	44
		<b>Subtotal</b>	<b>\$ 491,738 (2)</b>
Series 2001 Reserve Fund	US Bank	0.19%	715,370
Series 2004 Reserve Fund	US Bank	0.19%	430,631
		<b>Subtotal</b>	<b>\$ 1,146,001 (3)</b>
Series 2001 Reserve Fund	US Bank	0.10%	715,370
Series 2004 Revenue Fund	US Bank	0.10%	84,185
Series 2004 Reserve Fund	US Bank	0.10%	430,675
Series 2004 Construction Fund	US Bank	0.10%	111,669
		<b>Subtotal</b>	<b>\$ 1,341,898 (4)</b>
			<b>Total \$ 3,506,438</b>

NOTE 1 - PETTY CASH.

NOTE 2 - INVESTED IN FIRST AMERICAN GOVERNMENT OBLIGATION FUND - RATING AAAM/AAA

NOTE 3 - INVESTED IN US TREASURY BILL MATURES 10/29/2010

NOTE 4 - INVESTED IN US BANK N.A. OPEN IN MONTHLY COMMERCIAL PAPER

Report Date: 2/11/2010

**Harmony**  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COLLECTIONS SCHEDULE - OSCEOLA COUNTY  
FISCAL YEAR ENDING SEPTEMBER 30, 2010

Date Received	Net Amount Received	Discount / (Penalty) Amount	Commission Amount	Gross Amount	General Fund Gross Assessments	Series 2001 Debt Service Gross Assessments
Assessments Levied				\$ 1,666,513	\$ 622,750	\$ 1,043,763
Allocation %				100%	37%	63%
10/9/09 (1)	\$ -	\$ -	\$ 779	\$ -	\$ -	\$ -
11/18/09	3,282	186	67	3,534	1,321	2,214
11/19/09	36,051	1,533	736	38,320	14,319	24,000
12/3/09 (2)	(1,370)	-	-	(1,370)	-	(1,370)
12/07/09	622,334	26,460	12,701	661,495	247,190	414,305
12/21/09	65,462	2,691	1,336	69,489	25,967	43,522
01/11/10	19,104	603	390	20,096	7,510	12,587
				-	-	-
<b>TOTAL</b>	<b>\$ 744,863</b>	<b>\$ 31,472</b>	<b>\$ 16,008</b>	<b>\$ 791,565</b>	<b>\$ 296,307</b>	<b>\$ 495,258</b>
<b>% COLLECTED</b>				47.50%	47.58%	47.45%
<b>TOTAL OUTSTANDING</b>				<b>\$ 874,948</b>	<b>\$ 326,442</b>	<b>\$ 548,506</b>

Note (1) FY 2009-2010 Administrative Charges for Assessments Collected  
Note (2) Resident - Paid debt service portion twice in error.

**4B**

Harmony CDD

February 15, 2009

Invoice Approval #118

<u>PAYEE</u>	<u>Invoice Number</u>	<u>A=Approval R=Ratification</u>	<u>General Fund</u>
<u>AT &amp; T</u>	#99377858X01262010	R	\$106.94
		<u>Vendor Total</u>	<u>\$106.94</u>
<u>Bio-Tec Consulting Inc.</u>	#9358	A	\$1,532.52
		<u>Vendor Total</u>	<u>\$1,532.52</u>
<u>Century Link</u>	407-892-7636	R	\$46.73
	407-498-3185	R	\$49.08
	407-891-1308	R	\$43.19
	407-892-7636	R	\$46.73
		<u>Vendor Total</u>	<u>\$185.73</u>
<u>City of St Cloud</u>	Billing Period 12/8-1/8	R	\$34,878.68
		<u>Vendor Total</u>	<u>\$34,878.68</u>
<u>Grau and Associates</u>	#5616	A	\$4,000.00
		<u>Vendor Total</u>	<u>\$4,000.00</u>
<u>Jan-Pro Cleaning</u>	#12494	A	\$735.39
		<u>Vendor Total</u>	<u>\$735.39</u>
<u>KUA</u>	Billing Period 12/18-1/21	R	\$5,927.63
		<u>Vendor Total</u>	<u>\$5,927.63</u>

Luke Brothers

#1002-96940	R	\$41,143.75
J010869	R	\$864.20
J010870	R	\$1,210.50
J010871	R	\$229.68
J011258	R	\$456.00
J001259	R	\$600.00
<b>Vendor Total</b>		<b>\$44,504.13</b>

Orlando Sentinel

#81061400	R	\$45.80
<b>Vendor Total</b>		<b>\$45.80</b>

Roberts Pool Service

#011510	A	\$1,180.00
<b>Vendor Total</b>		<b>\$1,180.00</b>

Severn Trent Services

#2045079	A	\$8,667.65
<b>Vendor Total</b>		<b>\$8,667.65</b>

Symbiont Service Corp.

#41387	A	\$90.00
<b>Vendor Total</b>		<b>\$90.00</b>

Walker Technical Services

#712	A	\$250.00
<b>Vendor Total</b>		<b>\$250.00</b>

Woolpert

#2009010405	A	\$1,992.21
#2010000397	A	\$1,865.80
<b>Vendor Total</b>		<b>\$3,858.01</b>

Young Van Assenderp, P.A.

#9366	A	\$770.00
#9365	A	\$394.00
#9463	A	\$399.00
<b>Vendor Total</b>		<b>\$1,563.00</b>

**GRAND TOTAL \$107,525.48**

**Harmony  
Community Development District**

Check Register

January 1 - January 31, 2010

**Harmony  
Community Development District**

**Check Register by Fund  
For the Period from 1/1/10 to 1/31/2010  
(Sorted by Check No.)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
<b>GENERAL FUND - 001</b>								
001	51795	01/07/10	CENTURY LINK	122509-11308	#4078911308 12/25-1/24	Communication - Telephone	541003-53910	\$43.05
001	51797	01/07/10	KISSIMMEE UTILITY AUTHORITY	122909	BILLING PERIOD 11/18-12/18	Utility - Water & Sewer	543021-53903	\$6,645.04
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Turf Care	546130-53902	\$7,833.07
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Turf Care	546130-53902	\$9,943.13
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Turf Care	546130-53902	\$2,474.38
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Turf Care	546130-53902	\$2,916.18
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Grounds	546037-53902	\$1,699.50
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Shrub Care	546131-53902	\$8,961.56
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Trees and Trimming	546099-53902	\$1,592.93
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	Utility - Refuse Removal	543020-53902	\$2,548.00
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Irrigation	546041-53902	\$2,375.00
001	51798	01/07/10	LUKE BROTHERS INC.	0912=96648	MTHLY MAINT-DEC 2009	R&M-Grounds	546037-53902	\$800.00
001	51805	01/12/10	OSCEOLA COUNTY HEALTH DEPARTME	112509-00687	#49-60-00687 POOL REINSPECTION	Misc-Licenses & Permits	549066-53910	\$50.00
001	51806	01/12/10	US BANK	2539394	SPECIAL ASSMT BONDS-SERIES 200412/1-11/30	ProfServ-Trustee	531045-51301	\$4,687.13
001	51807	01/12/10	SYMBIONT SERVICE CORP.	SS08009-F	SYMBIONT GEO-THERMAL POOL HEAT/COOL UNIT	R&M-Pools	546074-53910	\$16,197.00
001	51809	01/15/10	CENTURY LINK	010409-27636	#4078927636 1/4-2/3	Communication - Telephone	541003-53910	\$46.73
001	51809	01/15/10	CENTURY LINK	010710-83185	#4074983185 1/7-2/6	Communication - Telephone	541003-53910	\$49.08
001	51810	01/15/10	CITY OF ST CLOUD	011110	BILLING 12/8-1/8	Electricity - Streetlighting	543013-53903	\$31,329.93
001	51810	01/15/10	CITY OF ST CLOUD	011110	BILLING 12/8-1/8	Electricity - General	543006-53903	\$3,548.75
001	51811	01/15/10	HOME DEPOT CREDIT SERVICES	1065511	SUPPLIES:WATER FOUNT DOG PARK	R&M-Parks & Amenities	546135-53910	\$6.65
001	51812	01/28/10	GARYS LOCK & SAFE INC.	49175	50 DUPLICATE KEYS	R&M-Pools	546074-53901	\$152.50
001	51813	01/28/10	GRAU & ASSOCIATES	5527	FY 2009 AUDIT PROGRESS BILLING	Auditing Services	532002-51301	\$500.00
001	51814	01/28/10	HARMONY DEVELOPMENT CO, LLC	011410	SOCCER NETS/ROLL NET FASTENER	R&M-Parks & Amenities	546135-53910	\$211.14
001	51814	01/28/10	HARMONY DEVELOPMENT CO, LLC	1072010	REIMB:GATE REPAIRS/REPAIRS ETC	R&M-Common Area	546016-53910	\$394.76
001	51815	01/28/10	JAN-PRO OF ORLANDO	12171	JANITORIAL FEES-JAN	R&M-Pools	546074-53910	\$735.39
001	51816	01/28/10	NAPA AUTO PARTS	502149	PARTS	R&M-Equipment	546022-53910	\$87.75
001	51816	01/28/10	NAPA AUTO PARTS	502150	PARTS	R&M-Equipment	546022-53910	\$12.69
001	51816	01/28/10	NAPA AUTO PARTS	502977	PARTS	R&M-Equipment	546022-53910	\$67.46
001	51816	01/28/10	NAPA AUTO PARTS	503129	PARTS	R&M-Equipment	546022-53910	\$119.86
001	51816	01/28/10	NAPA AUTO PARTS	504479	PARTS	R&M-Equipment	546022-53910	\$16.98
001	51817	01/28/10	ROBERTS POOL SERVICE & REPAIR	121509	POOL MAINTENANCE-DEC	R&M-Pools	546074-53901	\$1,180.00
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,376.33
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	ProfServ-Field Management	531016-53901	\$3,658.00
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Payroll-Salaried	512001-53901	\$892.50
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Postage and Freight	541006-51301	\$17.17
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Printing and Binding	547001-51301	\$253.20

**Harmony  
Community Development District**

**Check Register by Fund  
For the Period from 1/1/10 to 1/31/2010  
(Sorted by Check No.)**

Fund No.	Check No.	Check Date	Payee	Invoice No.	Invoice Description	G/L Account Name	G/L Account #	Check Amount
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Office Supplies	551002-51301	\$62.00
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Communication - Telephone	541003-51301	\$0.38
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044574	MGT FEES-DEC	Communication - Telephone	541003-51301	\$0.80
001	51818	01/28/10	SEVERN TRENT ENVIRONMENTAL SER	2044650	ASSESSMENT ROLL SVCS	ProfServ-Special Assessment	531038-51301	\$11,089.00
001	51819	01/28/10	SPIES POOL LLC	206236	BULK BLEACH-DEC	R&M-Pools	546074-53910	\$400.25
001	51819	01/28/10	SPIES POOL LLC	206235	BULK BLEACH-DEC	R&M-Pools	546074-53910	\$361.50
001	51819	01/28/10	SPIES POOL LLC	206116	POOL SUPPLIES-DEC	R&M-Pools	546074-53910	\$466.90
001	51819	01/28/10	SPIES POOL LLC	206117	POOL SUPPLIES-DEC	R&M-Pools	546074-53910	\$347.65
001	51820	01/28/10	WALKER TECHNICAL SERVICES	702	MONITORING OF MAXI-COM JAN	R&M-Irrigation	546041-53902	\$250.00
001	51822	01/28/10	YOUNG VAN ASSENDERP, P.A.	9246	LEGAL FEES-NOV	ProfServ-Legal Services	531023-51401	\$368.50
001	51822	01/28/10	YOUNG VAN ASSENDERP, P.A.	98866-010M	LEGAL FEES-LOBBYING NOV	ProfServ-Legal Services	531023-51401	\$1,134.00
001	51823	01/28/10	BIO-TECH CONSULTING INC	9292	MITIGATION OCT & NOV	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	51823	01/28/10	BIO-TECH CONSULTING INC	9292	MITIGATION OCT & NOV	Contracts-Lake and Wetland	534021-53910	\$1,530.00
001	51824	01/28/10	ORLANDO SENTINEL	810614001	LEGAL AD-MTG 1/28	Legal Advertising	548002-51301	\$45.80
001	51825	01/28/10	AT & T	993377858X01A	#993377858 12/19-1/18	Communication - Telephone	541003-53910	\$106.94
							<b>Fund Total</b>	<b>\$134,116.56</b>

**2001 DEBT SERVICE FUND - 201**

201	51808	01/13/10	US BANK NATIONAL ASSOC	011210	TRANSFER OF TAX RECEIPTS 2009/10	Due From Other Funds	131000	\$11,964.95
							<b>Fund Total</b>	<b>\$11,964.95</b>

<b>Total Checks Paid</b>	<b>\$146,081.51</b>
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**4C**

**HARMONY COMMUNICATION LOG**

Date	Description of complaint	Location	Action taken	Work Status	Completed by:	Date	Resident contacted	Name
5/26/09	pool monopolized by school wrestling club, mischief	Ashley Park Pool	Board needs to address	Ongoing				
7/13/2009	numerous landscape issues	Beargrass, Bluestem, Schoolhouse	Todd to address w/Luke Bros.	Pending	Luke Bros.			
7/24/2009	landscape concern	west entrance, light pole & trees, main road		Pending				Ray Walls
11/16/2009	grass looks dead, has crab grass	Ashley Park Pool area	addressed with Luke Bros.	Complete	Luke Bros.	11/17/2009	11/18/2009	Chad
11/17/2009	irrigating during "off" hours (11:45 A.M.)	Cat Lake	schedule modified for replacement turf	Complete		11/17/2009		anonymous
11/18/2009	request for doggy bags and emptying of doggy pot	3583 Clay Brick	Todd checking it and getting with Luke Bros.	Complete		11/18/2009		Nancy
11/19/2009	lights in garage area are out	7156 & 7158 Forty Banks	Ashley Park	HOA ISSUE	Sentry Mgmt.	11/19/2009	11/19/2009	Susan Goldberg
11/25/2009	sprinklers going off at 5 making it hard to enter dog parks	Cat Brier Trail		Complete	Luke Bros.	11/25/2009		Shannon Martin
12/2/2009	complaint regarding website		Brenda posted note on home page-- best viewed with Internet Explorer	Complete	Brenda	12/2/2009		anonymous
12/15/2009	incident at dog park: vagrant, broken bench		vagrant removed, bench repaired	Complete		12/15/10		Patrice DeNike
12/30/2009	sidewalk needs grinding	7142 Forty Banks		Complete	Alan	1/12/2010		Chad/HOA Pres.
12/31/2009	irrigation leak	elementary school/Blue Stem	emailed Todd	Complete	Luke Bros.	12/31/2009		Jane
1/14/2010	sprinklers on for 3 days/week, 30 minutes at a time	Dahoon Holly neighborhood park	emailed Todd				1/14/2010	Randy Odden
1/28/2010	raccoon droppings	swim club pool decks	Thomas will clean	Complete		1/28/2010	2/1/2010	
2/10/2010	broken glass at first entrance into Harmony		emailed Todd	Complete		2/10/2010		
2/11/2010	unhappy with garbage trucks coming at 6:00 a.m.		Shad contacted garbage company and Fred Hawkins	not CDD issue		2/11/2010	2/11/2010	Linda Balash